

DISTRICT II ADVISORY BOARD

Minutes – April 2, 2001

The District II Advisory Board meeting was held at 7 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North. There were 59 guests in attendance. Only those signing the attendance sheet are listed below.

Members Present

David Babich
Tom Byrne
Michele Chauncey
Charlotte Foster
John Fuller
Alice James
Shirley Jefferson
Council Member Pisciotte

Members Absent

George Laham
Mary Herrin (resigned)
Mike Pompeo

Guests

Jim Baughman
Jerry Burnell
Jim Cranford
Jay Decker
Phyllis Decker
Virginia S. Foster
Vee Gordon
Wanda L. Gumfory
Bob Harris
Guy Johnson
Barbara Kaufman
Mary Meineke

City of Wichita Staff

Jim Armour, Public Works
Donna Goltry, MAPD
James Johnson, MAPD
Mike Lindebak, City Engineer
Jamsheed Mehta, MAPD

Council Member Joe Pisciotte called the meeting to order at 7:05p.m.

Michele Chauncey (Jefferson) moved the agenda be approved as submitted. The motion passed (7-0).

Michele Chauncey (Foster) moved the minutes of the March 5, 2001 and March 19, 2001 meetings be approved as submitted. The motion passed (7-0).

No items were submitted for the unfinished business agenda, board agenda, or the traffic agenda.

Public Agenda

1. Character Education: The Other Side of the Report Card

Robin Cook, The Community Leadership Team, presented information concerning character education, and the development of desirable character traits. Research has indicated student

achievement may be improved with the development of certain character traits. The Community Leadership Team would like to develop community wide consensus on perceived character traits that would benefit area youth. Handouts were distributed requesting DAB members to rank their personal priorities.

New Business

2. City of Wichita Existing Buildings Code

Jim Cranford, Office of Central Inspection, presented the proposed Wichita Existing Buildings Code. The code seeks to regulate construction, rehabilitation, and repair work in existing buildings. This includes the re-use of existing buildings for new uses, and additions to existing buildings.

This area of the nation's building regulatory system has lacked specificity and codes have differed significantly from one another in the way they address rehabilitation and additions. Current model construction codes do not clearly outline minimum standards or expectations for either remodeling or the adaptive re-use of existing buildings. Much is left to the discretion, judgment, and/or interpretation of code officials and building construction plan examiners, making budget planning and consistency of interpretation a problem for developers and builders. Unpredictable, disproportionate or unrealistic requirements often become an impediment to the beneficial re-use of the existing building stock.

The Wichita Existing Buildings Code was developed with the assistance of local stakeholders. Engineering firms, developers, building owners, building maintenance associations, contractors/builders, rental property owners/managers, and neighborhood associations provided input and guidance on what should be included in Wichita Existing Buildings Code. Research included rehabilitation codes utilized in other jurisdictions.

Council Member Pisciotte thanked Mr. Cranford for his presentation and his efforts.

Action taken: No action required.

3. Central and Rock Road Improvements

Jim Armour, Public Works, presented the design for proposed changes to Rock Road north of Central. The design includes widening Rock Road north of Central by utilizing existing right of way east and west of Rock Road. Dedicated turning lanes will be utilized allowing access to residential and business destinations. The project will take 4-5 months to complete. Construction is scheduled to begin during July 2001 and should be completed by November 2001.

Residents and business owners affected by the project were invited to express their concerns. Concerns included the location and width of the sidewalk east of Rock Road, as well as the potential for increased noise levels due to the loss of trees that will be removed during construction.

Jim Armour responded to concerns by stating the sidewalk will be widened to five-feet and will remain in the same location. **Armour** also stated few trees will be removed from the area, and that trees of this variety do not provide any tangible deafening of traffic noise.

Council Member Pisciotte added the City of Wichita is currently planting trees citywide and that trees may be available to replace any trees lost due to this project.

Action taken: No action required.

Planning Agenda

4. ZON2001-00008 & CUP2001-00004 DP-62 Amendment #7

Donna Goltry, MAPD, presented this requested zone change from “MF-18” Multi-Family to “LC” Limited Commercial and amendment to DP-62 Chelsea Station C.U.P. to create Parcel 13 for commercial uses. The proposed uses include retail, restaurants, banks, offices, medical services, personal care services, and personal improvement services. The requested change is generally located near the northwest corner of Rockhill and Rock Road.

Goltry described the request and responded to questions. Ms. Goltry explained that MAPD staff recommended approval of the proposed zone change with amendments to conditions 1 & 2 of the staff report.

Jamsheed Mehta, MAPD, presented the traffic impacts associated with adding additional retail uses in an area that is heavily traveled by traffickers. **Mehta** demonstrated that future projections show that with the planned improvements to the 21st Street and Rock Road intersection the level of traffic will not be negatively affected by the proposed uses for this site.

Bob Kaplan, attorney for the applicant, discussed the development plan and explained the specifics of the request. Mr. Kaplan also responded to the citizens and DAB members’ inquiries.

Council Member Pisciotte asked if there had been any protests filed.

Goltry responded that there had not been any expressed opposition to the request. Neighboring residents were notified of the proposed zone change and public hearing for the case. Residents near the proposed zone change were given the opportunity to express their concerns with the project at the DAB meeting.

Charlotte Foster expressed concern with current traffic levels in the area, and asked if any

marked traffic increases would occur due to this development.

David Babich stated that any approved design should agree with the overall traffic plan for the 21st Street and Rock Road area, and that internal circulation should be used to accommodate cross lot traffic. Any additional curb cuts to allow ingress/egress would not be welcomed.

Public comment included the need for raised medians limiting traffickers from crossing Rock Road at non-signalized intersections.

Jamsheed Mehta stated the design does agree with the overall traffic plan for the area, and that there shouldn't be any significant increase in traffic numbers due to this project. **Mehta** added that raised medians would be constructed as a part of the changes planned for Rock Road in this area. The medians will prohibit traffickers from crossing Rock Road in this area.

David Babich (Jefferson) moved the DAB recommend approval of the request subject to the conditions and amendments contained in the MAPD staff report, as well as the inclusion of a design for cross lot traffic in the CUP. The motion passed (7-0).

Action taken: The DAB Members recommended approval of the MAPD staff recommendation with amendments to conditions 1 & 2 of the staff report, as well as the requirement that the design for cross lot traffic be included in the CUP.

With no further business the meeting adjourned at 9:20.

Respectfully submitted,

Donte Martin
Neighborhood Assistant
District II

